



**SHREWSBURY PLANNING BOARD  
SHREWSBURY, MASSACHUSETTS**

**MINUTES**

Regular Meeting: February 2, 2006 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

**Present:** Melvin P. Gordon, Chairman  
Kathleen M. Keohane  
Donald F. Naber

**Absent:** Stephan M. Rodolakis, Vice-Chairman  
Jill R. Myers, Clerk

**Also Present:** John D. Perreault, Town Engineer  
Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

**1. Review and Approve Minutes**

The Planning Board noted that Minutes will be ready for review and approval at the March 2, 2006 meeting.

**2. Signed bills.**

**3. Meetings and Hearings**

**7:00 P.M. Board Member Comments**

**7:05 P.M. Residences at Flint Pond, Senior Housing  
Special Permit and Site Plan Approval  
Public Hearing, Continued from June 2, 2005  
Location: Hartford Pike (Route 20), southeast of Lake Street  
Decision Deadline: 65 days from the close of the hearing**

Mr. Gordon read a letter dated February 2, 2006 from Attorney Kevin Byrne, asking for a continuation. The Board voted to allow the continuance to March 2, 2006.

Mr. Gordon continued the hearing to March 2, 2006, at 7:25 P.M.

**7:10 P.M.            101 N. Quinsigamond Avenue, Three Unit Multi-family  
Special Permit and Site Plan Approval  
Public Hearing, Continued from November 3, 2005  
Decision Deadline: 65 days from the close of the hearing**

Mr. Gordon read a letter dated February 2, 2006 from Quinn Engineering, asking for a continuation. The Board voted to allow the continuance to March 2, 2006.

Mr. Gordon continued the hearing to March 2, 2006, at 7:05 P.M.

**7:15 P.M.            Hawthorne Green, Preliminary Subdivision  
Informal Public Hearing  
Location: Colonial Drive, east of Bridle Path  
Decision Deadline: March 15, 2006**

Attending the hearing was Joe Johnson – the developer. Mr. Gordon told Mr. Johnson that there was a five member Board and that on March 2<sup>nd</sup>, Mr. Naber will not be in attendance of that meeting; and stated a two-member Board cannot meet. Mr. Johnson elected to move forward with this hearing to update the Board.

Mr. Johnson said after considering the comments of Engineering and the Board, they feel they should develop the cul-de-sac as a subdivision road into Boylston.

Mr. Naber clarified that they are looking for the Board's perspective, with the knowledge that they still have to go to Boylston. Mr. Johnson said that was right.

Mr. Naber expressed the following concerns:

- 1) the continued concern of the access road;
- 2) the 600-foot +/- cul-de-sac road.

Ms. Keohane expressed the following concerns:

- 1) access road is feasible with wetlands, etc. Mr. Johnson said the access road will require a Conservation Commission filing for crossing an intermittent stream; and said there is another crossing at the other end of the road in Boylston.
- 2) concern about the intermunicipal agreements;

Mr. Johnson said the area should perc based on preliminary work done last summer.

Mr. Gordon expressed the following concerns:

- 1) concern that the 30 engineering comments have not been addressed. Mr. Johnson said he wouldn't address them until he got feedback on the subdivision roadway to Boylston.
- 2) asked about placement of the road and running into a homeowner's house.
- 3) asked about land percing, and noted letter from the Board of Health in the summer. Mr. Johnson said Cox Environmental went out and did about 14 holes and told him that the land did perc.

Mr. Johnson said if they can get a waiver for one sidewalk, they could comply with roadway requirements and then be able to put the retaining walls where needed.

Paul Ottaviano, 87 Colonial Drive made the following comments:

- 1) said he went out and measured, because of concern of distance of road.
- 2) asked how houses would be sewerred in Shrewsbury and Boylston.

Tom Hawkins, 26 Bridle Path, expressed concern about the traffic at the intersection, and the fact that it could become the new path between Shrewsbury and Boylston.

Mr. Gordon noted that this subdivision triggers inclusionary housing. Mr. Johnson said he understands that.

Mr. Gordon said the following issues need to be addressed:

- 1) Engineering questions answered;
- 2) Need to do modification of preliminary plan.

Mr. Denoncourt noted to the Board and applicant the problem of working with a plan that doesn't have enough information to work off of.

The Board voted to close the hearing. Mr. Gordon officially closed the hearing.

**7:20 P.M.            Palm Meadow Estates, Definitive Subdivision  
Public Hearing, Continued from July 7, 2005  
Location: Clews Street, east of Route 140  
Decision Deadline: April 15, 2006**

Mr. Gordon read a letter dated February 2, 2006 from Dunn-McKenzie, asking for a continuation. The Board voted to allow the continuance to March 2, 2006.

Mr. Gordon continued the hearing to March 2, 2006, at 7:30 P.M.

**7:25 P.M.            Adams Farm Phase II, Senior Housing  
Special Permit and Site Plan Approval  
Public Hearing, Continued from October 6, 2005  
Location: east side of Cherry Street, south of Boston Turnpike  
Decision Deadline: 65 days from the close of hearing**

Mr. Gordon read a letter dated February 2, 2006 from Brendon Properties, asking for a continuation. The Board voted to allow the continuance to March 2, 2006.

Mr. Gordon continued the hearing to March 2, 2006, at 7:20 P.M.

**7:30 P.M.            Kings Brook Crossing, Definitive Subdivision  
Public Hearing, Continued from December 8, 2005  
Location: Old Mill Road, northwest of Harrington Avenue  
Decision Deadline: April 15, 2006**

Mr. Gordon read a letter dated February 2, 2006 from Attorney Joseph Allen asking for a continuation. The Board voted to allow the continuance to March 2, 2006.

Mr. Gordon continued the hearing to March 2, 2006, at 7:35 P.M.

**4. New Business**

**5. Old Business**

**a. Discussed and Signed Decision for Glendale Avenue**

The Board voted approve and voted to allow Mr. Gordon to sign the Decision, as written, for Glendale Avenue.

**b. Signed Bond for White City Shopping Center**

The Board voted to sign the Bond for White City Shopping Center.

**6. Correspondence**

- a)** Citizen Planner Training Collaborative – 5<sup>th</sup> Annual Conference to be held on March 18, 2006
- b)** Route 9 East (Shrewsbury-Westborough) Corridor Profile – Executive Summary
- c)** 495/Metrowest Affiliated Chambers – Economic Forecast Breakfast – to be held February 7, 2006
- d)** Central MA Metropolitan Planning Organization's Regional Transportation Plan – 2006 Update – to be held various dates and locations

The meeting adjourned at 8:15 P.M.

Respectfully Submitted,

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*Annette W. Rebovich*